



1314 ROSS STREET | AMARILLO, TX 79102



INTERACTIVE OFFERING MEMORANDUM

BURGER KING

1314 Ross Street | Amarillo, TX 79102

EXCLUSIVELY LISTED BY



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Christopher Filips and Cade Norland (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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±2,822 SF

GLA



1982 / 2018

Year Built / Renovated



±14,200

Vehicles Per Day



Absolute NNN

Lease Type

PROPERTY OVERVIEW

- **World Renowned Brand** – Burger King first opened in 1954 and now has 15,000 + locations in over 100 countries.
- **Absolute NNN Lease** – The tenant is responsible for all expenses providing an investor with passive income and no landlord responsibilities.
- **Experienced Operator** – Sun Holdings is an award winning franchisee operating approximately 141 Burger King properties throughout Texas.
- **Strong Local Retail** – The site is well located with neighboring tenants such as McDonald's, IHOP, KFC, Subway, Schlotzsky's, Weinerschnitzel, Denny's, Taco Bell, T Anchor Flea Market, and Sam's Club.
- **Food Processing & Agriculture Economy** – With 14 million acres of agriculture land, food manufacturing has made up the city's largest export. As the largest city between Dallas and Denver, Albuquerque and Oklahoma City, Amarillo's central position allows for excellent distribution and logistics operations.



FINANCIAL SUMMARY



\$1,876,984
LIST PRICE



6.50%
CAP RATE



±2,822 SF
GLA



±0.69 AC
LOT SIZE

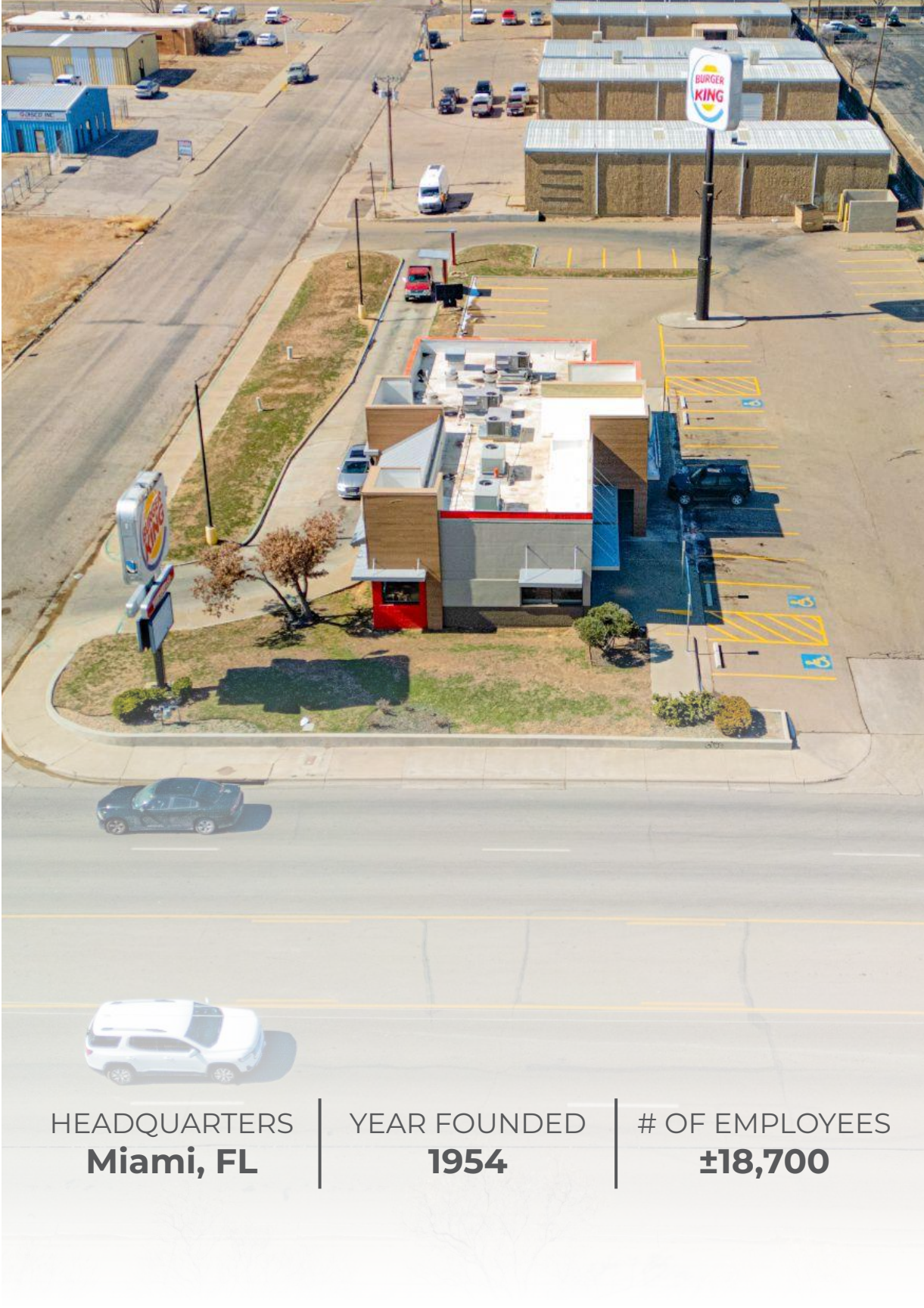
TENANT SUMMARY

Tenant Trade Name	Burger King
Type of Ownership	Fee Simple
Lease Guarantor	Fritz Management, LLC
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Lease Commencement Date	6/30/2020
Lease Expiration Date	8/31/2031
Term Remaining on Lease	±6.6 Years
Rent Increases	6.75% Increase at Year 5
Rent Increases in Options	8.00% Every 5-Years
Options	Four, 5 Year Options
ROFR	Yes - 30 Days

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 08/31/2026	\$10,167.00	\$122,004.00	6.50%
09/01/2026 - 08/31/2031	\$10,854.03	\$130,248.36	6.94%
Option 1	\$11,722.35	\$140,668.20	7.49%
Option 2	\$12,660.14	\$151,921.66	8.09%
Option 3	\$13,672.95	\$164,075.39	8.74%
Option 4	\$14,766.79	\$177,201.43	9.44%





TENANT PROFILE

Burger King (BK) is an American multinational fast food chain specializing in hamburgers with its headquarters in Miami-Dade County, Florida.

Founded in 1953 as Insta-Burger King in Jacksonville, Florida, the company faced financial difficulties and was purchased in 1954 by Miami-based franchisees David Edgerton and James McLamore who renamed it Burger King.

The chain is best known for its Whopper burger, introduced in 1957, and has expanded its menu to include a variety of fast food items. With thousands of locations worldwide, Burger King remains a major player in the fast food industry, competing closely with other leading chains.

HEADQUARTERS
Miami, FL

YEAR FOUNDED
1954

OF EMPLOYEES
±18,700



46,500 VPD



T-ANCHOR FLEA MARKET



SUBJECT PROPERTY

SE 14TH AVE

ROSS ST ± 14,200 VPD

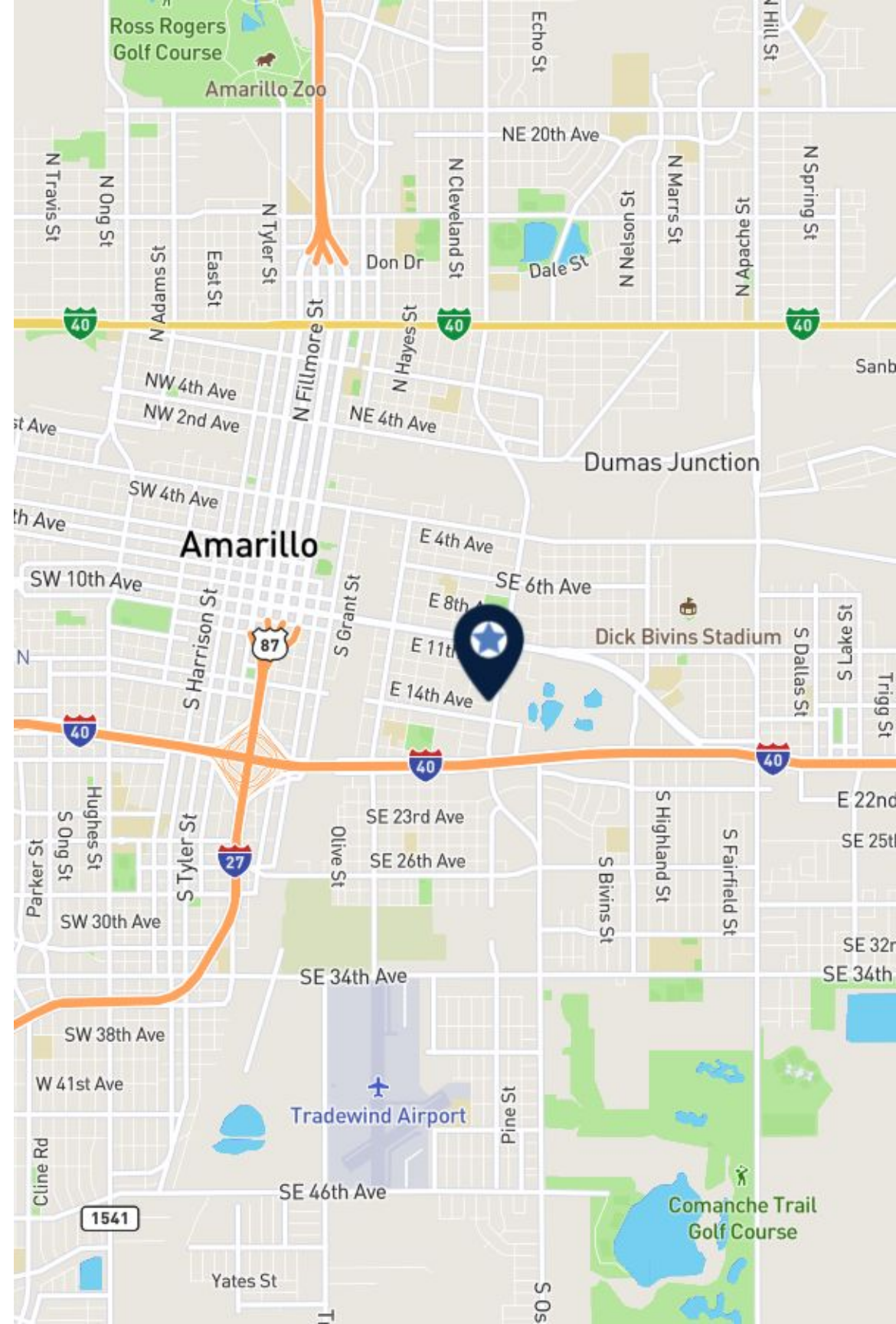


MARKET OVERVIEW

Amarillo, Texas, is a city in the Texas Panhandle known for its location along historic Route 66. It has a mix of Western heritage and modern industry, with a population of about 200,000. The city has a semi-arid climate with hot summers and cool winters. It serves as a regional hub for transportation, healthcare, and commerce. Interstate 40 runs through the city, making it a key stop for travelers.

Visitors to Amarillo can explore attractions like Palo Duro Canyon, the second-largest canyon in the U.S. The city is also home to Cadillac Ranch, a public art installation featuring half-buried cars. The American Quarter Horse Hall of Fame highlights the area's ranching history. The Big Texan Steak Ranch is known for its 72-ounce steak challenge. Amarillo also has a growing arts scene, with the Amarillo Museum of Art and local theaters hosting performances.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	65,273	135,801	225,036
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	24,444	52,525	87,045
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$70,515	\$73,206	\$93,871



ECONOMY

The economy of Amarillo is based on agriculture, energy, manufacturing, and healthcare. Beef production plays a major role, with multiple feedlots and meatpacking plants in the area. Tyson Foods operates a large beef processing plant, employing thousands of workers. Farming is also important, with crops like wheat, corn, and sorghum supporting both livestock and food production. Dairy farming has grown in recent years, adding to the area's agricultural output.

Energy is another key sector, with Amarillo involved in both traditional and renewable energy. Oil and natural gas have long been part of the economy, while wind energy has expanded with large wind farms in the region. The Pantex Plant, responsible for nuclear weapons assembly and disassembly, is one of the area's largest employers, providing high-skilled jobs. These industries help drive economic growth and attract workers to the region.

Manufacturing in Amarillo includes food processing, machinery, and aerospace components. Tyson Foods leads in food production, while Bell Textron manufactures military aircraft, including tiltrotor technology. The city's manufacturing sector also includes industrial equipment and construction materials, supporting local and national markets. Amarillo's location along major highways and rail lines helps the transportation and logistics industry thrive, making it a key shipping hub.

Small businesses also play a big role in Amarillo's economy. Retail, hospitality, and professional services contribute to job creation and economic stability. The city has a mix of large employers and independent businesses that support the local workforce. With steady growth across multiple industries, Amarillo continues to be a strong economic center in the Texas Panhandle.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1314 Ross Street, Amarillo, TX, 79102** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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